



## 9 Myrtle Road

, Stockton-On-Tees, TS19 0HR

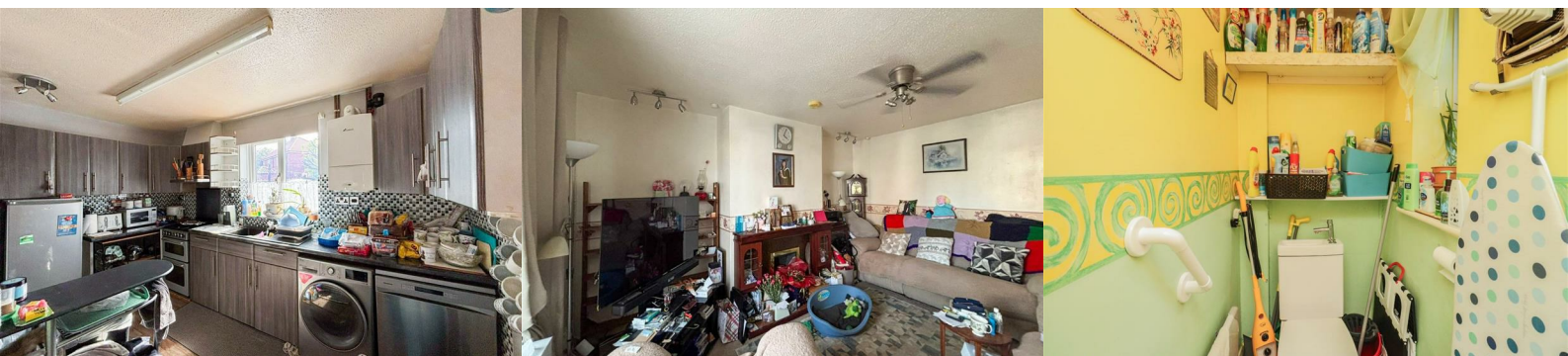
**Offers in the region of £100,000**



EPC Rated - B. Please Read The Advert & Key Features - This Family Home Has Been Well Maintained By Loving Owners! Our Valuer Is Happy To Chat With Any Prospective Buyers.

Presenting An Excellent Opportunity For Both First-Time Buyers And Seasoned Investors Alike. The Property Boasts Three Well-Proportioned Bedrooms, Making It Ideal For Families Or Those Seeking Extra Space. The Inviting Reception Room Offers A Warm And Welcoming Atmosphere, Perfect For Relaxation Or Entertaining Guests.

One Of The Standout Features Of This Home Is The Energy-Saving Solar Panels, Which Are Owned Outright, Providing The Added Benefit Of Quarterly Payments. This Not Only Contributes To Lower Energy Bills But Also Supports A More Sustainable Lifestyle. Furthermore, The Property Benefits From A New Roof Installed In 2024, Ensuring Peace Of Mind For Years To Come. The Boarded Loft Space, Accessible Via A Ladder, Offers Additional Storage Options Or Potential For Future Development.



Location

Myrtle Road Can Be Accessed From Durham Road, Take A Turn Onto Appleton Road Then A Left Onto Myrtle Road, The Property Is Positioned On The Right.

St Bedes Catholic Academy - 7 Minute Walk  
University Hospital Of North Tees - 7 Minute Drive  
Stockton High Street - 5 Minute Drive  
A19 - 10 Minute Drive

Entrance Hallway

Entrance Leads To Lounge & Staircase To First Floor.

Lounge

13'10 x 2'9 (4.22m x 0.84m)  
Feature Fireplace, uPVC Double Glazed Window, Radiator.

Kitchen/Diner

12'8 x 8'10 (3.86m x 2.69m)  
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Space For Family Dining Table & Chairs, uPVC Double Glazed Window, Radiator.

Ground Floor W.C

Fitted With A White W.C, uPVC Double Glazed Window.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

11'7 x 9'4 (3.53m x 2.84m)  
Fitted Wardrobes, Storage Cupboard, uPVC Double Glazed Window, Radiator.

Bedroom Two

11'2 x 8'3 (3.40m x 2.51m)  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

8'0 x 6'5 (2.44m x 1.96m)  
uPVC Double Glazed Window, Radiator.

Family Bathroom

5'5 x 7'4 (1.65m x 2.24m)  
Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, W/C, Bath With Overhead Shower, uPVC Double Glazed Window, Radiator.

Loft Space

Boarded & Insulated.

Energy Efficiency Rating - B

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Tenure: Freehold  
Local Authority: Stockton Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: A  
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.  
Broadband Delivered To The Property: Cable  
Non-Standard Construction: Believed To Be Of Standard Construction  
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of  
Flooding Issues In The Last 5 Years: None  
Accessibility: Two Storey Dwelling. No Accessibility Modifications  
Cladding: Non Decorative Stone  
Planning Issues: None Which Our Clients Are Aware Of  
Coastal Erosion: None  
Coal Mining In The Local Area: None

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

